



US Army Corps
of Engineers
Huntsville Center

Program Manager
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April 2007

Facilities Repair and Renewal

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The Facilities Repair and Renewal (FRR) program at Huntsville Center offers a fast track efficient method for design and execution of all types of facility repairs, renovations and minor construction. This program is available to all districts and their customers as part of the Corps' "one-door-to-the Corps" policy. The key to the program's success is innovative use of Indefinite Delivery/Indefinite Quantity (IDIQ) service/construction contracts covering all 50 states plus U.S. territories. These contracts and how we use them offer many benefits and advantages.

Benefits/Advantages

- **Performance Specification Scopes of Work.** Ensures that the desired end result is achieved.

- **Work Plans in Lieu of Designs.** Use of work plans prepared by the IDIQ contractor instead of government-furnished designs eliminates change orders due to design omissions and errors. The contractor guarantees that implementation of his work plan will satisfy the performance specifications of the statement of work. The government reviews and approves the work plan, but the contractor retains the design liability.

- **Cost Savings.** The cost to prepare work plans is significantly less than for an architect-engineer (A-E) or in-house design. The work plan drawings are detailed to commercial standards as opposed to government standards. Instead of generic specifications and typical equipment layouts, the work plan provides the catalog cuts of the equipment proposed for installation and the manufacturer specific



Before



After

NASA Michoud Assembly Facility, Bldg. 451

installation details. In-house effort and cost to review work plans (low government risk) is also less than traditional designs (high government risk).

- **Time Savings.** Significant time savings are achieved using this design-build approach. Depending upon project complexity, work plans normally take 30 to 60 days to complete as compared to 120 to 180 days for a typical A-E design. The construction cost proposal is provided with the final work plan. If circumstances warrant, we can start construction immediately under time and materials (T&M) and then convert to firm fixed price after work is under way.
- **Quality.** The vast majority of our FRR projects are successfully completed on time and have high customer satisfaction. The likelihood of project success and quality workmanship is high using FRR because
 - a. we exercise annual ordering period options and award new task orders only if the FRR contractor’s past performance on previous task orders is satisfactory; and
 - b. the FRR prime contractor competes subcontract work among those contractors recommended by the installation.

Major Customers	
DoD Installations	Support For Others
Army	NASA
Air Force	State Department
Army Reserves	Government Accounting Office
Navy	Armed Forces Radiobiology
Marines	Research Institute (AFRRI)
National Guard	

- **Best Applications.** Projects best suited for FRR are Operations and Maintenance (O & M) funded, \$250,000 or more (no upper limit), requires engineering/design prior to starting construction and have tight budget and/or schedule requirements.

The FRR contracts were specifically developed as a more timely and cost effective alternative to traditional A-E design — IFB (invitation for bids) construction approach. Our niche is primarily those projects that are beyond the typical capabilities of a Job Order Contract (JOC) or a Simplified Acquisition of Base Engineering Requirements (SABER) contractor, but which do not require a detailed design by an A-E firm to define the work. We have discovered that this niche is fairly wide.